



13 Leyburn Avenue, Copthorne, Shrewsbury, Shropshire, SY3 8TP

£360,000

This 3 bedroom semi detached house enjoys a prime position and a superb 90' long garden. Accommodation provides: Enclosed Porch, Hall, Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Separate WC. GCH, DG, Large Garage. Favoured Location, Close To Highly Regarded Schools, Hospital And Road Networks.



13 Leyburn Avenue, Cophorne, Shrewsbury, Shropshire, SY3 8TP Ref: 4450

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glass panel double doors.

Enclosed Porch

Window to the front, decorative double glazed entrance door with side windows.

Spacious Hall 11' 11" x 5' 11" (3.63m x 1.80m)

Radiator, under stairs storage cupboard, staircase leading to First Floor Landing.

Living Room 13' 0" x 12' 11" (3.96m x 3.93m)

Feature stone fireplace, radiator, walk in double glazed bay window to the front. Double doors lead through to

Dining Room 9' 5" x 9' 0" (2.87m x 2.74m)

Radiator, double glazed window overlooking large rear garden.

Kitchen 10' 0" x 9' 6" (3.05m x 2.89m)

Fitted with cream fronted units, laminated work tops with inset sink unit, quarry tile flooring, double glazed window with open view over attractive rear garden. Door to built in pantry with shelving, door to Garage.

Spacious First Floor Landing

Double glazed window to the side, cupboard housing Worcester gas fired central heating boiler, access to roof space.

Bedroom 1 11' 8" x 11' 0" (3.55m x 3.35m)

Radiator, double glazed window to the front.

Bedroom 1 11' 0" x 10' 0" (3.35m x 3.05m)

Radiator, built in double wardrobe, double glazed window with lovely views over garden to the rear.

Bedroom 3 8' 7" x 8' 1" (2.61m x 2.46m)

Radiator, double glazed window to the front.

Outside - Front

The property is approached over a driveway to the front, large gravel bed and brick wall to the fore.

Garage 23' 2" x 9' 0" (7.06m x 2.74m)

Larger than average Garage with window to the side and door to rear garden. Potential for conversion subject to Planning Permission.

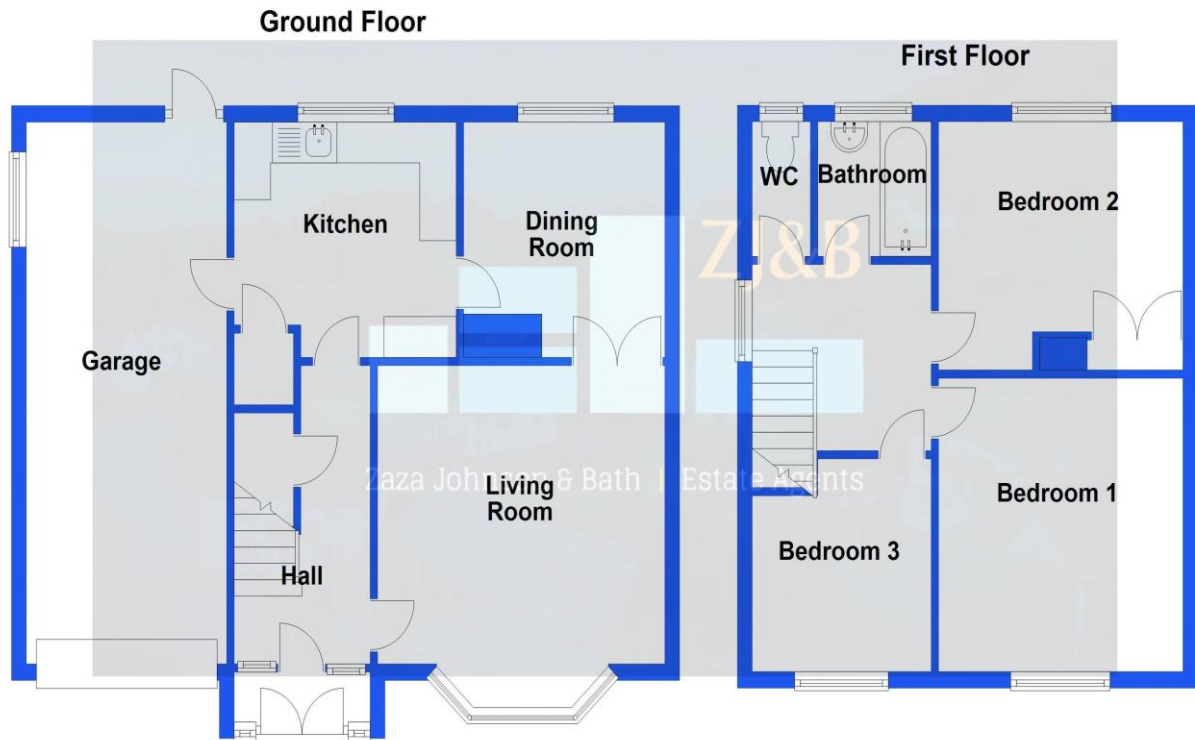
Rear Garden

The extensive rear garden is a fine feature of the property, approximately 90' in length. Approached onto a patio with 2 steps leading to large lawn with central pathway. Well stocked shrub borders, further large lawn and gravel patio and timber shed and cold water tap. The garden is enclosed by high level timber fencing, gated pathway to the side provides access to the front of the property.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

13 Laybun Avenue SHREWSBURY SY3 8TP	Energy rating D	Valid until: 24 July 2032 Certificate number: 2459-3018-3203-8472-6200
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Property type
Semi-detached house

Total floor area
81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage